

**TOWN OF ALTON  
ALTON PLANNING BOARD  
Workshop**

**November 19, 2009  
APPROVED 12-8-2009**

**Members Present:** William Curtin, Chair  
Timothy Roy, Vice Chair  
David Collier, Alternate  
Thomas Hoopes

**Others Present:** Timothy Morgan, Member, Zoning Board of Adjustment  
Stacey Ames, Planning Assistant

**I. CALL TO ORDER**

William Curtin, Chair, called the meeting to order at 5:00 p.m.

**II. APPOINTMENT OF ALTERNATES**

There were none.

**III. DISCUSSION**

**SEXUALLY ORIENTED BUSINESSES**

There was discussion concerning possible locations for sexually oriented businesses; if there is no specific zoning to restrict where they can go, they can be anywhere except within five hundred feet of a church, school, or playground/park. Location of residential/commercial zone was discussed; it runs right through the center of town and through the Bay. Members discussed the possibility of doing the work to create a commercial/industrial zone located on Route 28 from the corner of Route 28A north to the Wolfeboro town line and from the same point south to the corner of Old Wolfeboro Road and Route 11, 1,500 feet east of the Circle to the New Durham line. Locating these businesses in the recreational services area, which at this time is where all the marinas are located, was discussed. These zones are not restricted to just marinas, and there is some available space in those zones, which are located at different points around town. Distance from the road, lot size, and buffers/screening were discussed.

After discussion, it was decided that the recreational services zones could be used at this time, until a commercial/industrial zone could be created.

**INDUSTRIAL/COMMERCIAL OUTDOOR LIGHTING**

Lumens were discussed, as they compare with mercury vapor lights. Restriction of up-glare and any light off the property was also discussed. Methods of shielding were discussed; light should not shine out to distract oncoming vehicles. There was a suggestion that a definition of LED's

should be added to the ordinance; incandescent bulbs will not be available within approximately the next two years. CFL disposal and deposits on them was discussed.

#### MODEL LANGUAGE FOR INCLUSIONARY HOUSING

S. Ames has attended a conference/workshop pertaining to workforce housing. She learned that there are several changes in the works, one of which is to change the number of units from five back down to three. The conference sponsors recommend a site plan regulation change rather than an ordinance; this will help make workforce housing less expensive, like cluster housing. Example given was to decrease the width of the road from twenty feet to eighteen feet, but only for work-force housing. They could also decrease frontage and lot size requirements, which would also allow an increase in density. Site plan regulations can be done by the Planning Board as long as they are publically noticed; ordinances have to go before public hearing.

The Board decided not to create/change this ordinance at this time, though site plan regulations might be reworked.

The next meeting will be on Monday, November 30, 2009 at 5:00 p.m.

#### **IV. ADJOURNMENT**

**T. Hoopes made a motion to adjourn; motion was seconded by D. Collier and passed unanimously.**

Meeting adjourned at 6:25 p.m.

Respectfully submitted,

Mary Tetreau  
Recorder, Workshop Session